

WASHINGTON HILL HISTORIC DISTRICT  
NATIONAL REGISTER CERTIFICATION

## 1. Architectural Description

Washington Hill Historic District in east central Baltimore City, Maryland consists of a grid pattern of streets and alleys containing two-, two-and-a-half-, and three-story brick rowhouses and storefronts interspersed with brick and stone ecclesiastical and educational structures, the majority of which date from the early nineteenth century through approximately 1929.

Washington Hill is centered around two major streets, the east-west thoroughfare of Baltimore Street and the north-south thoroughfare of Broadway, with lesser streets and alleys intersecting them to form the grid. Storefronts predominate on these two streets, but can be found on the corners of many other streets, as well (photos 9-12, 16, 20, 53, 64). Many storefronts are later additions to buildings. There are both classical cornices with dentils and occasionally sculpted friezes (usually of pressed metal) and Italianate cornices with sawn brackets of infinite profile and ornamentation and scroll-sawn perforated friezes. Storefront windows are both flush with the plane of the front of the building, and projecting from it, with squared, bevelled, or rounded corners. Doors are usually set to one side to permit large display windows, some of which are divided into small panes, and others of which have transoms of leaded glass or possibly prism glass.

With the exception of one rare wood framed survivor (44) (in this case equally rare as a surviving half house), the rowhouses in Washington Hill are of brick, stylistically from all periods and of all sizes common to Baltimore. These include two-bay, two-story or two-and-a-half-story buildings with gable roofs, some on raised basements (8, 41, 45). Two-bay, three-story buildings, with low eyebrow windows in the third story under the gable roof and full three story buildings of two- or three-bay width are also in abundance (6, 45, 53). There are a few instances of passageways between buildings (53). Many of these buildings were built in small groups of only one, two, or three, but there are instances, such as the Winans Terrace (31-32), where a long row of identical houses was constructed in Washington Hill. Many of the houses have flat brick, stone, or cast iron lintels (13, 33, 34, 45), or segmental brick window lintels (6, 10, 11, 31), or, in the 1870's and 1880's, projecting lintels supported by consoles or brackets (47). Many doorways include rectangular, segmental, or round arched transoms (15, 18, 22, 31, 41), though only a few have any stained glass (5, 7, 54). This is probably because many dwellings in Washington Hill were built prior to its popularity. Projecting entablatures supported by freestanding columns were used on the doorways of some Neo-classical residences (33-34), while Italianate residences had cornices with consoles (18, 48). Either one might surmount an elaborately carved marble stoop (33).

Wrought and cast iron abound in Washington Hill, with some especially

fine railings, balconies, stairs, and porches (10, 23, 24, 27, 33, 34, 36, 37, 49, 62). Cornices on flat-roofed buildings (and some gable-roofed buildings that had cornices added later to modernize them) range from many bracketed varieties (9, 10, 30), to classical styles with modillions (22, 47) or with dentils and decorated friezes (9, 11, 17, 22), to scroll-saw cut or perforated types, to an unusual jigsaw cut apron supported on brackets (52). Several unusual forms to note are the bow-front Federal/Greek Revival transition rowhouse at 4 S. Broadway (34), and the turret on the corner of Fairmount Avenue and Ann Street (50). The latter has rock-faced brownstone for the basement and belt courses. Marble was more frequently employed for basements in Washington Hill, and usually was given a smooth, dressed finish (31, 33). In one instance it was used for sills, lintels, voussoirs and keystones in a row of four two-bay, three-story iron-spot Roman brick houses built between 1896 and 1914 (15), and in another case rock-faced stone embellished the bowed-front first story of a pair of dwellings (10).

There are several small brick industrial structures that date from about the 1920's scattered throughout Washington Hill (51). There are also two contributing objects in the district, both of them statues placed in the Broadway squares. The first, the Thomas Wildey Monument of 1865 (28), is a marble Greek Doric column on a pedestal and with a full entablature surmounted by a statue of a robed woman holding a child in her left arm while patting the head of another with her right hand. The other monument, just one block to the south, is to Mayor Ferdinand C. Latrobe (26), and was placed in 1914. Here a bronze larger-than-life statue of the mayor, standing in front of an arm chair, rests on a granite pedestal before a battered granite wall.

The major contributing structures in Washington Hill are:

1. Caroline Street Methodist Church, 16-20 S. Caroline Street, 1819.  
A group of three related religious buildings:

a). The church (38) is a two-story, running bond brick, gable-roofed building, three bays wide and six bays deep, with a segmentally arched central door with transom in the first story and round-arched windows with brick hood moulds on the gable-end façade. There are also brick pilasters, a pressed metal cornice, an oculus in the gable end and pedestals with urns at the gable and eaves end on the facade. Behind the church are two associated brick structures:

b). a two-story, gable-roofed, running bond brick building, three bays wide on the gable-end façade, with central double doors with a transom on the first story (39). There are flat-arched windows on either side and in each bay of the second story. To the north stands:

c). Lamdin Chapel, (39), a three-bay wide, one-story running bond brick building built in 1866. The stepped-gable façade has central double doors with transom which is flanked by a flat-arched window on each side.

2. Hugg House, 1701 E. Baltimore Street, 1846 (22-24).

a). This is a three-story plus mansard running bond brick corner rowhouse on a raised foundation and with a three bay façade. The mansard has colored patterned slate and two round-arched dormers. The side elevation has a central bow window the full height of the building. The back building of the house is five bays wide and two stories plus slate mansard high, with pedimented dormers, set on a raised foundation, and with an "L"-shaped porch of cast iron.

b). Behind the house is a two-story, three-bay wide, flat-roofed, stuccoed carriage house with a modillioned cornice.

3. St. Michael's Roman Catholic Church (B-4208) 1900-1920 E. Lombard Street. This is a complex of associated religious structures. It is currently in the process of being nominated to the National Register of Historic Places

a). The Church (55-59), 1857-59, 1889-99, is a one-story rock-faced granite, Romanesque Revival gable-roofed building on a raised basement with a projecting central tower and spire on the three-bay wide gable-end façade. The tower has a segmentally arched door with carved relief frieze, a pedimented niche above, then a semicircular belfry opening, and finally a clock beneath a pediment and spire. The end bays have pedimented doors with oculi above and arcading in the gable ends. The west elevation is seven bays, each with a round arched window, and with stone corbels under the eaves.

b). The Girl's School (59), 1857-59 is a three-story, six-bay brick building with pedimented projecting central pavilion and hipped roof. There are two round-arched doors between Tuscan pilasters that support a full entablature on the first story. The third story central bay has a tripartite round arched window, while each other bay has a flat-arched window.

c). The Hall (60), 1900-01, is a two-story, three-bay by seven-bay hipped roof building with a stone first story with round arched door in the center of the three-bay façade. The monumental second story is of running bond brick with Ionic pilasters, round-arched windows, brick corbeling, and wall dormers containing oculi over the tripartite windows of the central bay of each elevation. There are four gabled dormers on the seven bay elevation.

d). The Brothers Residence (61), 1884, is a three-bay, three-story, gable-roofed common bond brick building with gable end to the street. There is a round-arched central door, flat-arched rectangular windows in the other bays, and a round-arched window with brick hood mould in the gable end.

e). Boys School Wing (63), c. 1920's. This three-bay, one-story, flat-roofed common bond brick building has Tuscan pilasters with stone foundation, bases, capitals, and full entablature. The central bay has round-arched double doors with a transom, and there are flat-arched

windows with stone lintels and sills in the end bays.

4. Immanuel German Lutheran Church (40), 17-25 S. Caroline Street; 1865-67. A one-story, running bond brick Gothic Revival church with raised basement, gable roof and projecting central tower on the three-bay wide gable-end façade. There are lancet windows on the ends and a central Gothic-arched door with transom and brick hood moulds. Buttresses with stone caps are at the corners of the church and tower, brick corbelling is along the eaves, and a Gothic-arched louvered window is in the top of the tower. The tower is capped with a crown that was added later.

5. Jackson Square Centenary M.E. Church (46), 1721 E. Fairmount Avenue, 1866-69. This is a running bond brick, Gothic Revival church of one story on a raised basement and with a projecting central tower on the three-bay wide gable end. The tower contains a Gothic-arched door below a lancet window. Lancet windows in the other bays have brick hood moulds. There are brick corbels along the eaves and buttresses at the corners. The church is five bays deep, with lancet windows divided by pilasters in each bay.

6. German Evangelical Lutheran St. Marcus Kirche (29), 105 N. Broadway, 1869-70. Another brick Gothic Revival church with gable roof and three-bay wide gable-end façade. It too has lancet windows, tall ones in the second story above shorter ones below, but only the façade has hood moulds and brick corbelling along the eaves. The lancet central door has a projecting pedimented surround with buttresses at the corners and a large lancet window above. There are buttresses at the corners and dividing the six bays of the side.

7. Drs. Cath-ell and Cath-ell Office (19), 1636 E. Baltimore Street, 1887-88. This is a two-bay, one-story rusticated stone row building with patterned slate mansard roof. There are hood moulds over the round arched window and door transoms. The door is on the left-proper, and there is a passageway to the rear in the far right-proper end. Aluminum siding covers the cornice.

8. Salvage Corps No. 2 (35), 13 S. Broadway, 1904-05. This is a two-story, one-bay, bi-color brick building with stone trim, a pressed metal modillioned cornice and parapet, and a flat roof. The first story has deeply recessed double doors below a stone cornice, the second an inset tripartite window below a four part transom, all with fixed metal sash, stone sill and tripartite keystone.

9. Commonwealth Building and Loan Association (42), 13 S. Eden Street, c. 1921. This is a two-story, one bay building with a flat roof. The first story is stone, with a large semicircular arched opening containing the woodwork for a round arched door with sidelights and a transom divided by three mullions. Above is a stone cornice. The second story is of tan brick with stone trim and a three part bay window with flat seam metal roof.

10. Jackson Place Elementary School (1-4), 100 N. Ann Street, 1924. This is a four-story, seven-bay long Flemish bond brick building with a hipped roof and matching four story brick wings, one bay long and three bays

deep, with flat parapet roofs. The façade faces west and has a central pedimented entrance with freestanding Ionic columns flanked by pilasters, all in stone, and round-arched double doors with a transom. The first three stories have flat-arched tripartite windows in each bay, with single round-arched windows between them. There is a belt course between the first and second stories. A cornice divides the third story from the fourth, which has tripartite round-arched windows in each bay. The roof has a large overhanging eave. The west elevation of each projecting wing has tapestry brick "panels" between the stone trim that matches that of the main block. The south elevation of the wing has a central doorway with round-arched double doors with a transom, Tuscan pilasters, a broken segmental pediment with an oval oculus, and a full entablature above. Above this are two tripartite windows. The other two bays have quintuple rectangular windows in each bay.

11. Salem Hebrew Lutheran Mission (13-14), 1503 E. Baltimore Street, c. 1860's, 1924-25. The front façade of this "L"-shaped building is a three-story, three-bay, flat-roofed running bond brick row building with a stone first story containing a segmentally-arched door and two-bay wide segmentally-arched tripartite window with a transom. The rectangular windows in the second story have wrought iron balconies and cast iron lintels with rinceau ornament. The third story has rectangular windows beneath a pressed metal denticulated cornice with end consoles. The west elevation of the "L" faces onto Caroline Street, is three bays and two stories high, on a raised stone basement. It is of Flemish bond brick, with buttresses with stone caps dividing the bays. The central double doors have a Tudor arch with stone quoins and a label moulding above the door. The second story has a four part tracery window within a stone-trimmed Tudor arch. There is a pediment above the roof line of the central bay which contains the Star of David carved in stone.

12. Adath B'nai Israel Synagogue (25), 4 N. Broadway, 1924-25. This buff-colored running bond brick building with stone trim is two stories high and three bays wide, with a raised basement. The central, Gothic-arched door with transom is set within a projecting one-story pedimented surround and flanked by small paired lancet windows. There is an oculus above a tablet in the center of the second story, flanked by large lancet windows. There are pilaster strips at the corners of the façade.

## 2. Significance

Washington Hill is a cohesive nineteenth- and early twentieth-century Baltimore neighborhood with great integrity whose architectural character and patterns of development are similar to such areas as Butchers Hill, Fells Point, and Federal Hill, all National Register districts in Baltimore City.

Baltimore began in the eighteenth century as three separate towns, Jones Town (Old Town), and the ports of Baltimore Town on the west and Fells Point on the east. These three towns were incorporated into Baltimore City in 1797. Development continued to spread independently around both harbors, that around Fells Point slowly moving north and urbanizing the old estates that were to become Washington Hill. The presence of the Jones Falls, which separated the two harbors, caused this independent identity to persist for a long time. Though there were bridges over the Falls at Baltimore Street (formerly the Dulaney Street Bridge) and later Fayette Street, periodic flooding destroyed the bridges and served to reinforce the necessary independence of east Baltimore. The war of 1812 brought decline to the shipbuilding industry of Fells Point and thus slowed the expansion into Washington Hill,<sup>1</sup> but this did not stop the construction of the Caroline Street Methodist Church (38), which was dedicated in 1819.<sup>2</sup> At any rate, a building boom by 1830 helped straighten things out. At the same time just to the east, the National Register District of Butchers Hill was developing along much the same lines as Washington Hill. As Baltimore expanded the two would grow together as one large extension of Fells Point, to the south. In 1833 the Washington Medical College was founded at Broadway and Fayette Streets, providing a future name, if not an identity, for the growing neighborhood. The identity was provided by association with the maritime trade of Fells Point. In 1857 the college property was purchased by the Church Home and Hospital,<sup>3</sup> which remains on the site to this day, though many of its buildings are of recent vintage.

Baltimore Street and Broadway (formerly Market Street) were major thoroughfares in the city and developed very early as the prime location for both residences and commercial enterprises. Baltimore Street in 1840 saw the likes of Miss Bailey, milliner and dressmaker, in the 1400 block, and

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<sup>1</sup>Philip J. Landon, "Washington Hill," in Beyond the White Marble Steps, (Baltimore: Citizens Planning & Housing Assoc., 1979), pp. 8-9.

<sup>2</sup>J. Thomas Scharf, History of Baltimore City and County (Philadelphia: Louis H. Everts, 1881; reprint ed., Baltimore: Regional Publishing Co., 1971), p.579. See also, H.E. Shepherd, History of Baltimore, Maryland (Baltimore: S. B. Nelson, 1898), pp. 374-5.

<sup>3</sup>Landon, pp. 8-9. See also, Baltimore Sun, 16 January 1858, p. 1, col. 5. Baltimore American & Commercial Advertiser, 20 January 1858, p. 1, cols. 7-8.

A.L. Bevans, cabinetmaker, in the 1500 block.<sup>4</sup> By 1865 the streetscape had expanded considerably, gaining the likes of dentists, fancy goods and retail merchants, grocers, and apothecaries.<sup>5</sup> One of the latter was Edward Greice, whose establishment at 1645 East Baltimore Street, at the corner of Broadway, continues today under the guise of the Broadway Pharmacy. Just west of this establishment, on another corner of Baltimore Street and Broadway, stands probably the finest residence in Washington Hill. It was built in 1846 for Jacob W. Hugg, Fells Point resident and owner of several clipper ships, with patterned slate mansard roof and ornate cast iron balconies (22-24).<sup>6</sup>

Washington Hill displays a broad spectrum of row house types, beginning with early nineteenth-century two- and two-and-a-half-story two-bay buildings (41, 44, 8). Later when this form was used it was placed on a raised basement (45). Gradually a short third story was introduced under the gable roof, first with eyebrow windows and later with windows of full height (45, 53, 6). This then evolved into the full three-story, two- and three-bay, flat-roofed structures with Italianate bracketed cornices, window lintels and door surrounds (18, 27, 30-31, 36-37, 47-49), as well as like-sized structures embellished with revived neo-classical decorative elements (15, 17, 34). This trend, and variety of detail, is just as common for the commercial structures as it is for the dwellings (9-12, 20, 64). Storefronts were often added to earlier dwellings, since in some cases a building may have served both functions, while others were updated, such as some two-story gable-roofed buildings that acquired prominent cornices that concealed the gable and created the impression of a more stylistically current building.

The 1850's saw the rise in both new, large houses and major new structures. "The extension of gas mains to Broadway in 1849 meant that a new class of construction would begin."<sup>7</sup> These included an addition to the Caroline Street Sunday School in 1857 (39),<sup>8</sup> and the new brick church and school designed by Louis L. Long for the Catholic congregation of St. Michael's (59). Built on the old cemetery of St. Patrick's congregation, it was begun in 1857 and finished two years later. A tower was added to it in 1861.<sup>9</sup> Jackson Square, which was located east of Broadway, between

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<sup>4</sup>Baltimore Director (Baltimore: Matchett, 1840-41), notes in CHAP vertical files.

<sup>5</sup>Baltimore City Business Directory (Baltimore: 1865-66), notes in CHAP vertical file.

<sup>6</sup>Landon, pp. 8-9.

<sup>7</sup>Sherry H. Olson, Baltimore: The Building of an American City (Baltimore: The Johns Hopkins University Press, 1980), p. 114.

<sup>8</sup>Scharf, p. 579. Shepherd, pp. 374-5.

<sup>9</sup>Caroline H. Kellam, St. Michael's Church National Register of Historic Places Nomination, 1988. (On file at the Maryland Historical Trust)

Fairmount, Fayette, and Ann Streets, was donated to the city in 1844 and landscaping completed in 1853-1854 with the addition of walkways, wooden railings, and gas lighting. It was named for Andrew Jackson, whose statue was never placed in the square. The square was then developed with rows of large houses on the east and west sides, though these would later be replaced.<sup>10</sup>

The post-Civil War period saw a building boom in major structures such as churches in Washington Hill. The brick, Gothic Revival Immanuel German Lutheran Church at 17-25 S. Caroline Street was begun in 1865 and dedicated on 6 May 1867 (40).<sup>11</sup> Across the street, behind the Caroline Street M. E. Church, was constructed the brick Lamdin Chapel in 1866 (39).<sup>12</sup> On 25 September of that same year the cornerstone was laid for the Jackson Square Centenary M.E. Church at the corner of Hampstead (now Fairmount Avenue) and Regester (now Irvine Place) Streets (46). Dedicated 30 October 1869, the brick Gothic Revival structure was designed by John W. Hogg and built by James H. Callis for a cost of \$30,000. The church remains much as it was intended to be, a 50 x 75 foot building with a 95 foot high brick steeple surmounted by a 50 foot high spire. Only the spire is missing.<sup>13</sup> John W. Hogg was the superintending architect of Bay View Asylum as well as Whatcoat M.E. Church and probably Woodberry M.E. Church. Just a few days later, on 7 November 1869, another project began with the laying of the cornerstone of the German Evangelical Lutheran St. Marcus Kirche. This too was a brick Gothic Revival structure of 50 x 75 feet, but with granite trim and without a tower. It was designed by George A. Frederick, architect of the Baltimore City Hall, and built by Henry Smith. Dedicated on 14 August 1870, it too remains very much like constructed.<sup>14</sup> With the completion of a brick Boys School for St. Michael's church, on 13 November 1870, another phase of Washington Hill's development was closed. The church did add a convent, in 1874, but this brick structure, which was designed by Frank Davis and is currently awaiting restoration, is just outside of the district boundaries.<sup>15</sup>

Broadway, north of Baltimore street, was developed much like that of Jackson Square, as a series of parks in the center of the roadway, and lined by houses such as those of the Winans Terrace (31-32). Historian J. Thomas Scharf wrote of the parks that they

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<sup>10</sup>CHAP vertical file, resaerch notes on Washington Hill.

<sup>11</sup>Scharf, p. 570. Shepherd, p. 346.

<sup>12</sup>Scharf, p. 579. Shepherd, pp. 374-5.

<sup>13</sup>Scharf, p. 580. Shepherd, p. 349. Baltimore Sun, 26 September 1866, p. 1, col. 6. Baltimore American, 26 September 1866, p. 4, col. 5.

<sup>14</sup>Scharf, p. 570. Baltimore Sun, 8 November 1869, p. 1, col. 7. Baltimore American, 15 August 1870, p. 4, col. 6.

<sup>15</sup>Kellam.

. . .are the most extensive in the city, and have recently been greatly improved. The iron railings which formerly disfigured those near the Baltimore Street end have been removed and the park widened several feet. Neat and graceful walks have been laid out, large and handsome urns placed at the entrances to the various squares, and curbs and drains provided wherever needed. Beds and mounds of coleus and other plants, designed in anchors, Maltese crosses, stars, and many other forms, are almost innumerable, and roses and shrubbery are cultivated with the greatest success. Shade-trees have also been planted in large numbers. Midway between Baltimore and Hampstead [Fairmount] Streets stands a fountain, the water falling into an octagonal basin of neat design. In the square between Fayette and Hampstead Street is the Wildey Monument, erected by the Odd-Fellows of the United States to the memory of Thomas Wildey, a citizen of Baltimore.<sup>16</sup>

The cornerstone of the Wildey Monument (28) was laid on 26 April 1865 and the Monument dedicated on 20 September of that year. Scharf notes that

[t]he pedestal supports a full order of the Grecian Doric architecture, [and] . . . on the four faces of the frieze of the entablature are carved the emblems of the order, -the three links, the heart and the hand, and the bundle of rods and the globe. The column is surmounted by a life-sized figure of Charity protecting orphans . . . . The entire height of the structure is fifty-two feet, and the total cost was about eighteen thousand dollars.

The design for the monument was executed by Edward F. Durang, and it was erected under his supervision.<sup>17</sup>

Construction was virtually complete in Washington Hill by the 1870's, when depression slowed development anyway, but older structures were sporadically being replaced with "modern ones".

The late 1880's saw recovery for Baltimore and increased building activity in Washington Hill. St. Michael's church built a new residence for the Brothers of Mary (61) and converted the old residence to a school. The cornerstone of the brick building was laid on 20 July 1884, and the residence dedicated on 2 November of that year. The cost for the building was only \$6000.<sup>18</sup> The lot at 1636 E. Baltimore Street provides some insights into Washington Hill at this time. It had been owned since 1871 by John B. Wentz, an attorney who lived on Jackson Place. He may have intended to develop the property, but economic depression probably altered his plans. In 1885 ownership was transferred to John L. Ascom (Ashcom), a pilot who lived next door, at 1634 (then 276) E. Baltimore Street. The maritime

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<sup>16</sup>Scharf, pp. 278-9.

<sup>17</sup>Scharf, pp. 269-70.

<sup>18</sup>Kellam.

connection of Washington Hill's early years had continued into its maturity. Ascom's plans for the property are unknown, but he sold it shortly after, in 1886, to Daniel Webster Cath-ell, a doctor who was partnered with his son William Thackery Cath-ell. Both physicians lived and worked in Washington Hill. In 1887 their new property had no street address, indicating that it was probably vacant. The late 1880's were an economic boom time, however, and that vacant lot was not likely to remain so for long. By 1889 the physicians had moved their office to 1636 E. Baltimore Street, where apparently they had built the rusticated stone, mansard roof building that still stands (19). At the same time they moved their residence from Washington Hill to Mount Vernon.<sup>19</sup>

The Broadway Presbyterian Church, which had been located in Fells Point since 1834, moved to Baltimore Street, just east of Broadway, in 1888. The church, which cost \$32,000 to build, unfortunately is no longer standing.<sup>20</sup> More important architecturally were the major alterations to St. Michael's Catholic Church (55-59). Beginning in 1889, the south and west walls of the brick church were encased in granite of Romanesque design by the major Baltimore firm of Baldwin and Pennington. A new tower was placed at the front of the building, new stained glass windows by Ketteler of Munich were installed, and the interior was refurbished. At completion in 1899 the total cost of the work was \$100,000. The church remains in much the same condition as when re-consecrated on 15 October 1899. Activity continued around St. Michael's with the construction of a new parish hall at Baltimore and Wolfe Streets (60). Though the architect is as yet unknown, it was built by Otto Goldbach and dedicated on 29 September 1901. It was precisely at this period, however, that the congregation began to decline, a slide that became marked by 1905.<sup>21</sup>

That Washington Hill was well settled and by this time primarily residential, with some commercial establishments interspersed within it, was evident from the rhubarb over the proposed new station for the Fire Insurance Salvage Corps (35). As explained in the Official History of the Fire Department of the City of Baltimore, "this organization is not a part of the Baltimore City Fire Department, but is an independent agent of the fire insurance companies, and as such responds to all alarms of fire. The

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<sup>19</sup>Baltimore City Land Records, Liber JB 1119 Folio 516. Baltimore City Directories, 1884-89. For information about the Cath-ells, see John R. Quinan, M. D., Medical Annals of Baltimore from 1608 to 1880 (Baltimore: Isaac Friedenwald, 1884), pp. 75-6. Biographical Cyclopedia of Representative Men of Maryland and the District of Columbia (1879), pp. 338-9. Eugene Fauntleroy Cordell, M. D., The Medical Annals of Maryland, 1799-1899 (Baltimore: Williams and Wilkins Press, 1903), pp. 344-5. Bulletin of the University of Maryland School of Medicine and College of Physicians and Surgeons, 1, October 1916, p. 63. University of Maryland Bulletin of the School of Medicine, 10, October 1925, p. 122.

<sup>20</sup>Shepherd, p. 358.

<sup>21</sup>Kellam.

corps had for its predominating idea salvage of property at fires, so that the losses to the insurance companies may be minimized."<sup>22</sup> The Jones Falls had proved as much an impediment to the Salvage Corps as it had been to development, communication, and commerce between east and central Baltimore. The plan, which has been in the works for some time but was finally announced in November 1902, was to open a second station to handle all calls east of the Jones Falls. The Baltimore Sun noted that "[t]he structure is to be of the same design as the present corps-house at Fayette and Liberty Streets, and will cost between \$12,000 and \$15,000."<sup>23</sup> A lot was purchased at 13 S. Broadway, but neighbors objected that Building Inspector Preston issued the permit only because he had secured the contract for erecting the building. They also did not want what would amount to a small stable impinging on their domiciles. The issue went before the mayor, who was satisfied that everything was legal and decided in June 1904, not to interfere. Construction was apparently completed by July 1905, when a Salvage Corps wagon, responding to a fire alarm, collided with the hose wagon of #5 Engine Company, injuring twelve.<sup>24</sup> Less controversial was the placement of a new monument in the Broadway Parks, just north of Baltimore, to seven-time mayor of Baltimore Ferdinand C. Latrobe, in 1914 (26).

The final phase of Washington Hill's development occurred in the boom of the 1920's and included structures such as the Commonwealth Building and Loan Association building (42), built about 1921.<sup>25</sup> Plans were made in 1923 to build a new elementary school on Jackson Square and twenty-five to thirty rowhouses were purchased and demolished for this purpose. The brick school, designed by Theodore Wells Pietsch and constructed by Palmer C. Streett for a projected \$468,821 was of the most modern plan (1-4). This included two open air classrooms and a rooftop playground, a free medical clinic, and a cafeteria.<sup>26</sup> The Free Public Bath Commission of Baltimore began to petition the city to build public comfort stations in 1904, and to add public baths to schools to supplement the Walters bath houses built in the lower income sections of the city. By 1924 eleven schools had public baths, and Jackson Square Elementary was an addition to this system, with both baths and restrooms.<sup>27</sup> With the development of the school Jackson Square disappeared

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<sup>22</sup>Official History of the Fire Department of the City of Baltimore (Baltimore: Clarence H. Forrest, 1898), p. 179.

<sup>23</sup>Baltimore Sun, 25 November 1902, p. 12, col. 3.

<sup>24</sup>Baltimore Sun, 10 June 1904, p. 12, col. 2; 14 June 1904, p. 12, col. 7; 5 July 1905, p. 7, col. 5.

<sup>25</sup>Baltimore City Directories, 1920-8.

<sup>26</sup>Baltimore Sun, 17 January 1924, p. 7, col. 2; 31 January 1924, p. 4, cols. 3-6; 2 February 1924, p. 20, col. 3.

<sup>27</sup>Marilyn Thornton Williams, "Philanthropy in the Progressive Era: The Public Baths of Baltimore," Maryland Historical Magazine 72 (Spring 1977): 128-9.

and became instead a play ground.

The Salem Hebrew Lutheran Mission, which was sponsored by the Baltimore Lutheran Church to convert Jews to Christianity, purchased the "L" shaped lot and building at 1503 East Baltimore Street in 1924, converted the building to offices (13), and in 1925 built a small brick chapel on the "L" that faced onto Caroline Street (14).<sup>28</sup> The limestone first floor façade of the Baltimore Street elevation was probably added at this time. At the same time the Adath B'nai Israel Congregation was building a new synagogue of buff brick at 4 North Broadway (25), next door to the old home of Salem Hebrew Lutheran Mission. Opening services at the synagogue were held on 14 June 1925.<sup>29</sup> With the advent of the Great Depression in 1929 building in Washington Hill, as in many areas, came to a screeching halt. This situation was not to change until the onslaught of urban renewal.

---

<sup>28</sup>Baltimore Sun, 13 December 1924, p. 4, col. 5.

<sup>29</sup>Baltimore Sun, 10 June 1925, p. 11, col. 2.

### 3. Boundary Justification

New construction connected with schools and housing projects south of Lombard Street and west of Bethel Street mark an obvious break in the Washington Hill historic district. West of Eden Street a combination of new construction and vacant lots creates an obvious boundary to the Historic District, as does the new low-income housing north of Fayette Street. Photograph 43 is typical of this new construction surrounding Washington Hill on all quarters. The new expansion of the Church Home and Hospital, located between Fayette and Baltimore Streets and Dallas and Broadway creates an obvious boundary there south of Fayette Street, and the new housing continues south of Fayette Street east of Ann Street. The eastern most boundary along Chapel Street is also the western boundary of the Butchers Hill National Register Historic District, an appropriate connection with Washington Hill. The area south of Lombard Street and east of Broadway was originally included within the district, however vehement protest by the residents of this area, who consider their neighborhood to be Upper Fells Point, not Washington Hill, forced the removal of this section from the district. One concern of the residents was that designation would increase property values and force out the elderly. Ironically, the lack of designation has hindered the redevelopment of 1701 E. Lombard Street, which is slated to be rehabilitated for elderly housing. In any case, two blocks south of Lombard Street, at Gough Street, is the northern boundary of the Fells Point National Register Historic District, meaning only a small section of approximately seven blocks would not be designated, for the moment.

#### 4. Non-contributing Structures

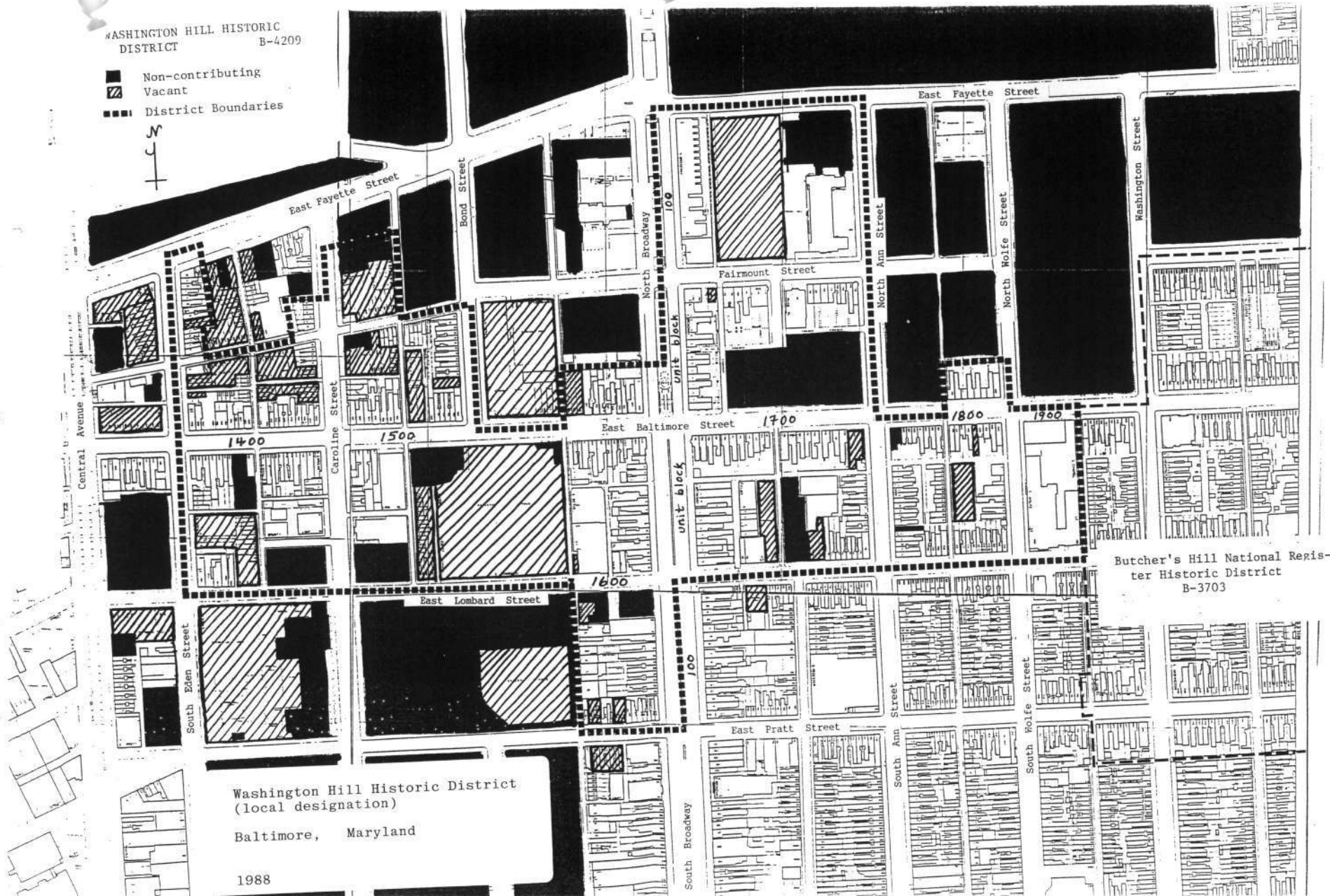
There are approximately 418 structures and objects in the Washington Hill Historic District, and only about 17, or roughly 4%, are non-contributing. Most of these are recent (outside the period of significance) additions. While there has been some alteration of buildings within the district (predominantly the application of Formstone to facades, which is also outside the period of significance), only a few buildings were considered to have lost sufficient historical integrity to be classified as non-contributing. Inside the district there are two play grounds on Baltimore Street where historic buildings once stood. The playground in the 1500-1600 block of E. Baltimore Street is primarily an open athletic field. The other, in the 1700 block, contains tennis and basketball courts and other playground structures. There are only several new buildings in the district, including an addition to the Jackson Place Elementary School, the new First Apostolic Faith Church, next to the old sanctuary (the Immanuel Lutheran Church), a small brick grocery store at Lombard and Regester, a convenience store at Lombard and Broadway, and a brick commercial structure at Lombard and Caroline. While most of these buildings lack the architectural character, scale, or spatial qualities of the remainder of the district, the use of brick enables them to blend into the background. There are also vacant lots interspersed throughout the district where deteriorated structures have had to be removed, but there is a good degree of preservation activity in the area that has already reclaimed parts of the 1400, 1700, and 1800 blocks of E. Baltimore Street (11, 22), the 1500 block of E. Fairmount Avenue (45), the unit block of N. Bond Street, the unit and 100 blocks of N. Broadway (31), and other scattered sites. The large percentage of historically significant buildings that survive in Washington Hill retain a great deal of integrity regardless of their state of preservation.

Prepared by:

Kenneth M. Short  
Historic Preservation Analyst  
Commission for Historical and Architectural Preservation (CHAP)  
September 1988

WASHINGTON HILL HISTORIC  
DISTRICT B-4209

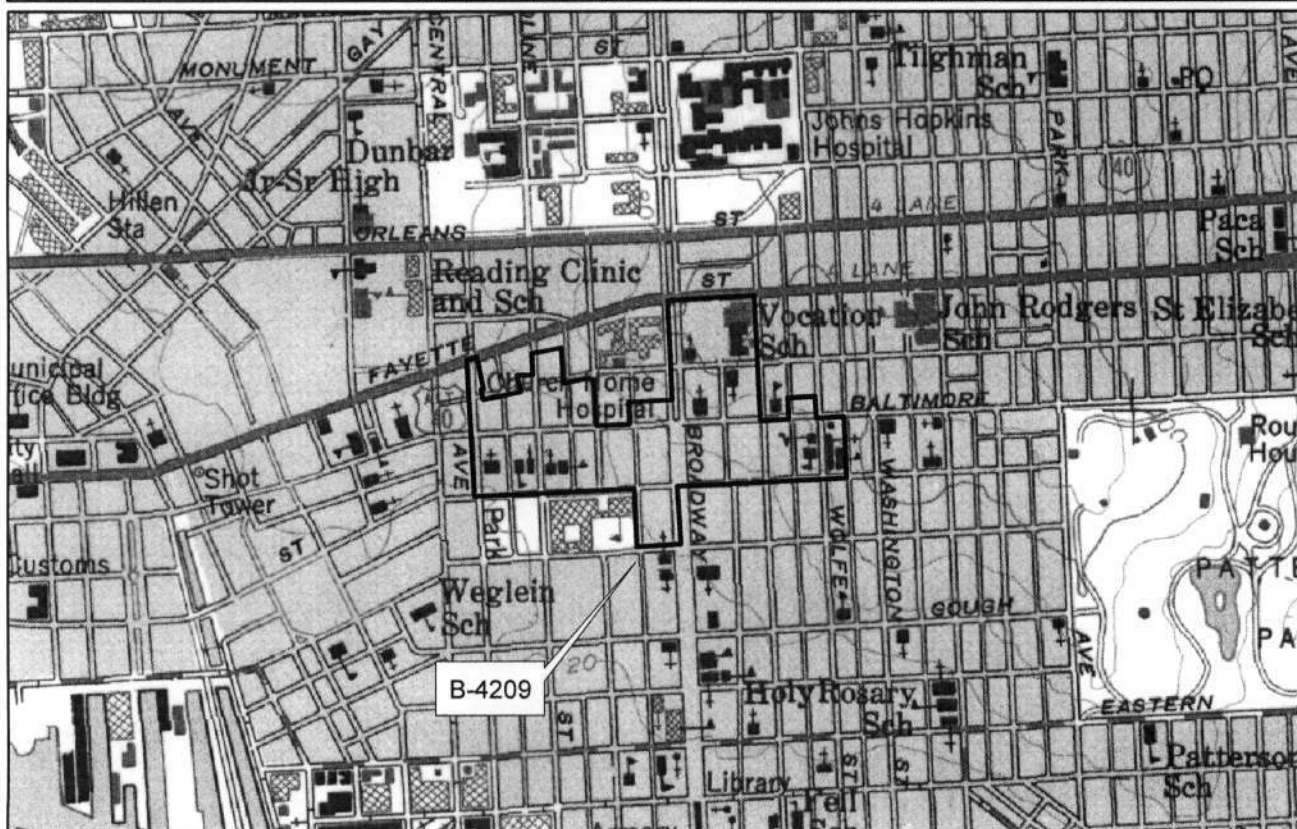
- Non-contributing
- ▨ Vacant
- District Boundaries



Butcher's Hill National Register Historic District  
B-3703

Washington Hill Historic District  
(local designation)  
Baltimore, Maryland

1988

[illegible]



Jackson Place Elementary School  
100 N. Ann St.  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
West elevation

1/64



Jackson Place Elementary School  
100 N. Ann St.

Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
Southwest elevation

2164



Jackson Place Elementary School  
100 N. Ann St.

Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
West elevation - Doorway

3/64



Jackson Place Elementary School  
100 N. Ann St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc: Maryland Historical Trust

South elevation - Doorway

4/64



65. Ann St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust

East elevation - detail - stained glass transom

5/64



15-19 S Ann St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: July 1988

Neg. loc: Maryland Historical Trust

West elevation

6164



15 S. Ann St.

Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

West elevation - detail - stained glass transom  
7/64



1401 E. Baltimore St.

Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: July 1988

Neg. loc: Maryland Historical Trust  
North west elevation

8/64



1407-1421 E. Baltimore St  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc: Maryland Historical Trust

North elevation

9/64



1416-1424 E. Baltimore St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust

South elevation

10/64



1426-1452 E. Baltimore St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

South elevation

11/64



RECEIVED  
JAN 10 1968

1429

1429

PRIVATE PROPERTY  
NO TRESPASSING

NO LOITERING

1429

1431-1433 E. Baltimore St.  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

North elevation - detail - storefronts

12/64



Salem Hebrew Lutheran Mission

1503 E. Baltimore St.

Washington Hill Historic District

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

North elevation

13/64

B-4209



Salem Hebrew Lutheran Mission  
1503 E Baltimore St.

Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc: Maryland Historical Trust

West elevation (faces on S. Caroline St.)

14/64



1526-1528 E. Baltimore St.  
Washington Hill Historic District  
Baltimore (city), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
South elevation

15/64



1625 E. Baltimore St.  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg loc: Maryland Historical Trust  
north elevation - detail - storefront

16/64



1629 E. Baltimore St.  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4289

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
north elevation-detail-cornice

17/64



1631 E. Baltimore St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

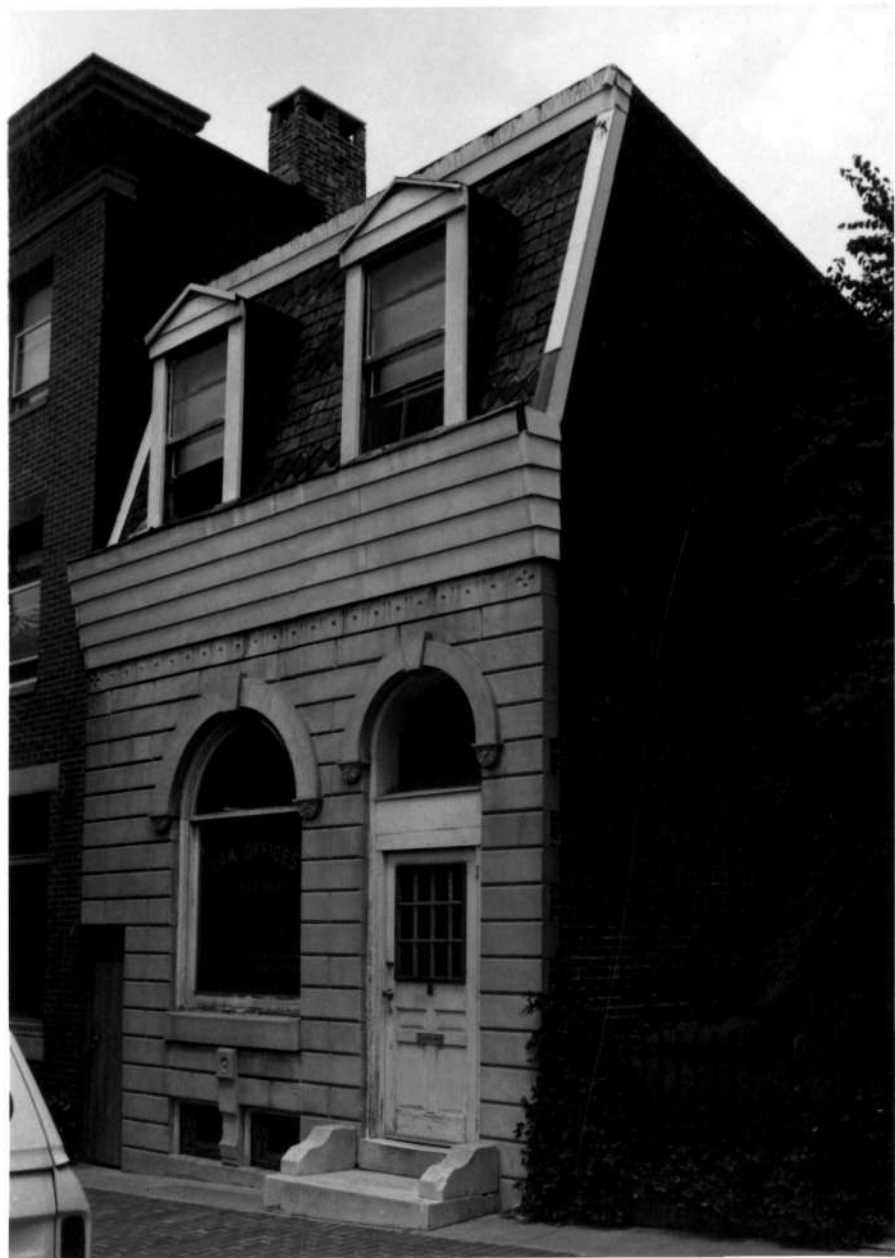
Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

north elevation - detail - doorway

18/64



Drs. Cath-ell and Cath-ell Office  
1636 E. Baltimore St.  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust  
Southeast elevation

19/64



1642 E. Baltimore St.

Washington Hill Historic District

Baltimore (city), Maryland

Photo: Kenneth M Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

South elevation-detail-Storefront

20/64

B-4209



1645 E. Baltimore St.  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
northeast elevation

21/64

THIS PAPER  
HAS BEEN  
MICROFILMED  
B-4209



Hugg House

1701 E. Baltimore St.

Washington Hill Historic District

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg loc.: Maryland Historical Trust

Northwest elevation

22/64

B-4209



Hugg House  
1701 E. Baltimore St  
Washington Hills Historic District  
Baltimore (City), Maryland  
Photo: Kenneth M. Short  
Date: June 1988  
Neg loc: Maryland Historical Trust  
Southwest elevation  
23/64

B-4209



Hugg House

1701 E. Baltimore St.

Washington Hill Historic District

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

B-4209

Neg. loc.: Maryland Historical Trust

Southwest elevation - detail - ironwork

24/64



Adath B'nai Israel Synagogue  
4 N Broadway

Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
east elevation

25/64



Ferdinand C. Latrobe Monument  
Unit Block N. Broadway - Park Square  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc: Maryland Historical Trust  
South elevation

26/64



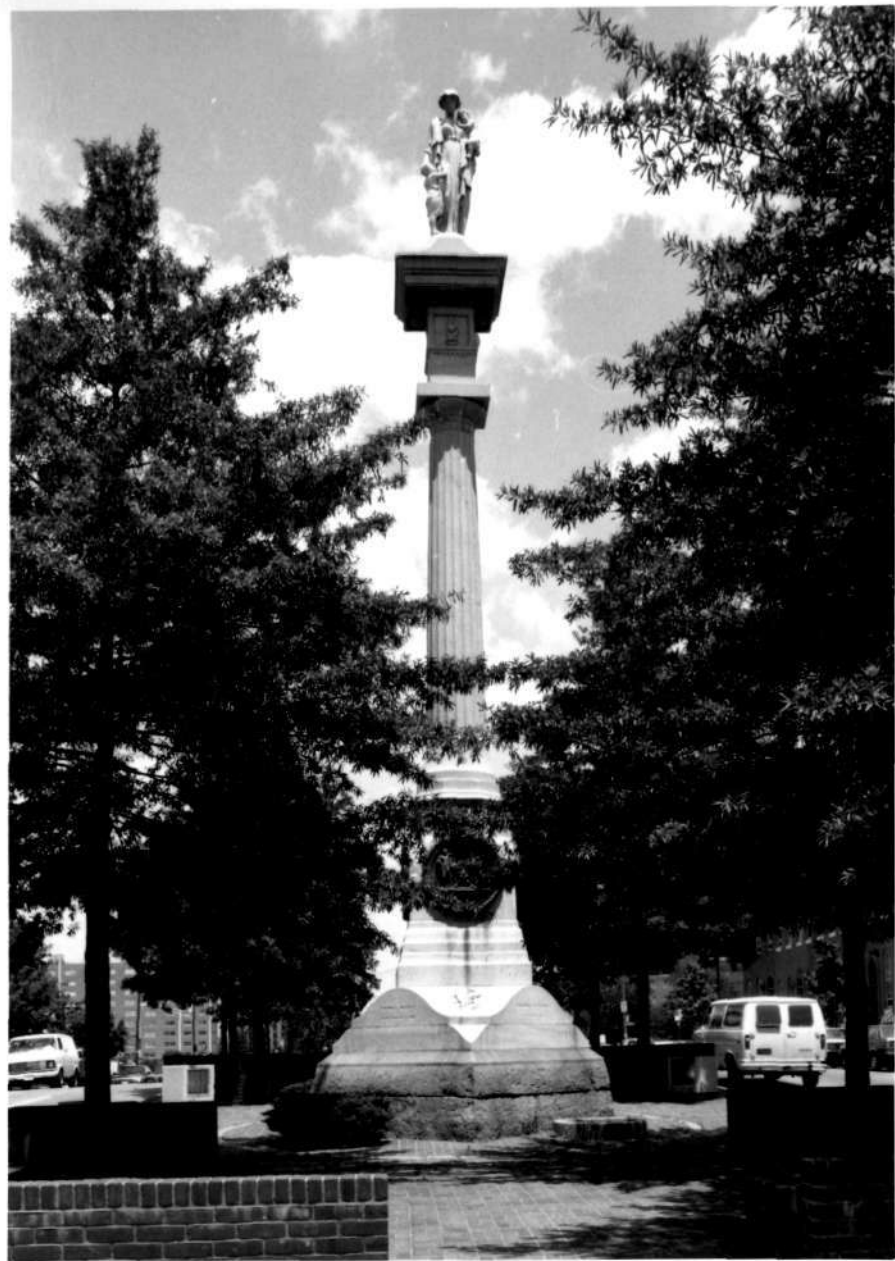
25-27 N Broadway  
Washington Hill Historic District  
Baltimore (City), Maryland  
Photo: Kenneth M. Short

B-4209

Date: June 1988

Neg. Loc: Maryland Historical Trust  
West elevation - detail - iron balconies

27/64



Thomas Wildey Monument  
100 Blk N. Broadway - Park Square  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
South elevation

28/64



Evangelical Lutheran St. Marcus Kirche  
105 N. Broadway  
Washington Hill Historic District  
Baltimore (City), Maryland  
Photo: Kenneth M. Short  
Date: June 1988  
Neg loc.: Maryland Historical Trust  
Southwest elevation  
29/64

B-4209



111 N. Broadway  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4/209

Photo: Kenneth M Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

West elevation - detail - cornice

30/64



Winans Terrace  
123-143 N. Broadway  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

West elevation

31/64

A black and white photograph of a brick wall. A rectangular plaque is mounted on the wall, featuring the text "WINANS" on the top line and "TERRACE" on the bottom line. The bricks are dark and arranged in a standard running bond pattern. The plaque is light-colored with a slightly weathered appearance.

WINANS  
TERRACE

Winans Terrace

123-143 N Broadway

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

west elevation - detail - Stone plaque - 127 N. Broadway

32 / 64



3-11 5. Broadway  
Washington Hill Historic District  
Baltimore (city), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
West elevation - details

33/64



45. Broadway  
Washington Hill Historic District  
Baltimore (city), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
east elevation

34/64



**LEASE**

DEVELOPMENT REALTY

BROKERS

486-3900

Salvage Corps No. 2

13. S. Broadway

Washington Hill Historic District

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg loc.: Maryland Historical Trust

West elevation

35/64

B-4209



25 S. Broadway  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc: Maryland Historical Trust  
South elevation - detail - ironwork

36/64



25 S. Broadway  
Washington Hill Historic District  
Baltimore (City), Maryland  
Photo: Kenneth M. Short  
Date: June 1988

B-4209

Neg. loc.: Maryland Historical Trust  
South elevation - detail - ironwork

37/64



Caroline Street Methodist Church  
16-20 S. Caroline St.  
Washington Hill Historic District  
Baltimore (City), Maryland  
Photo: Kenneth M. Short  
Date: June 1988  
Neg. loc.: Maryland Historical Trust  
Southeast elevation  
38/64

B-4209



Caroline St. M.E. Church - School & Camden Chapel  
16-20 S. Caroline St.

Washington Hill Historic District

B-4209

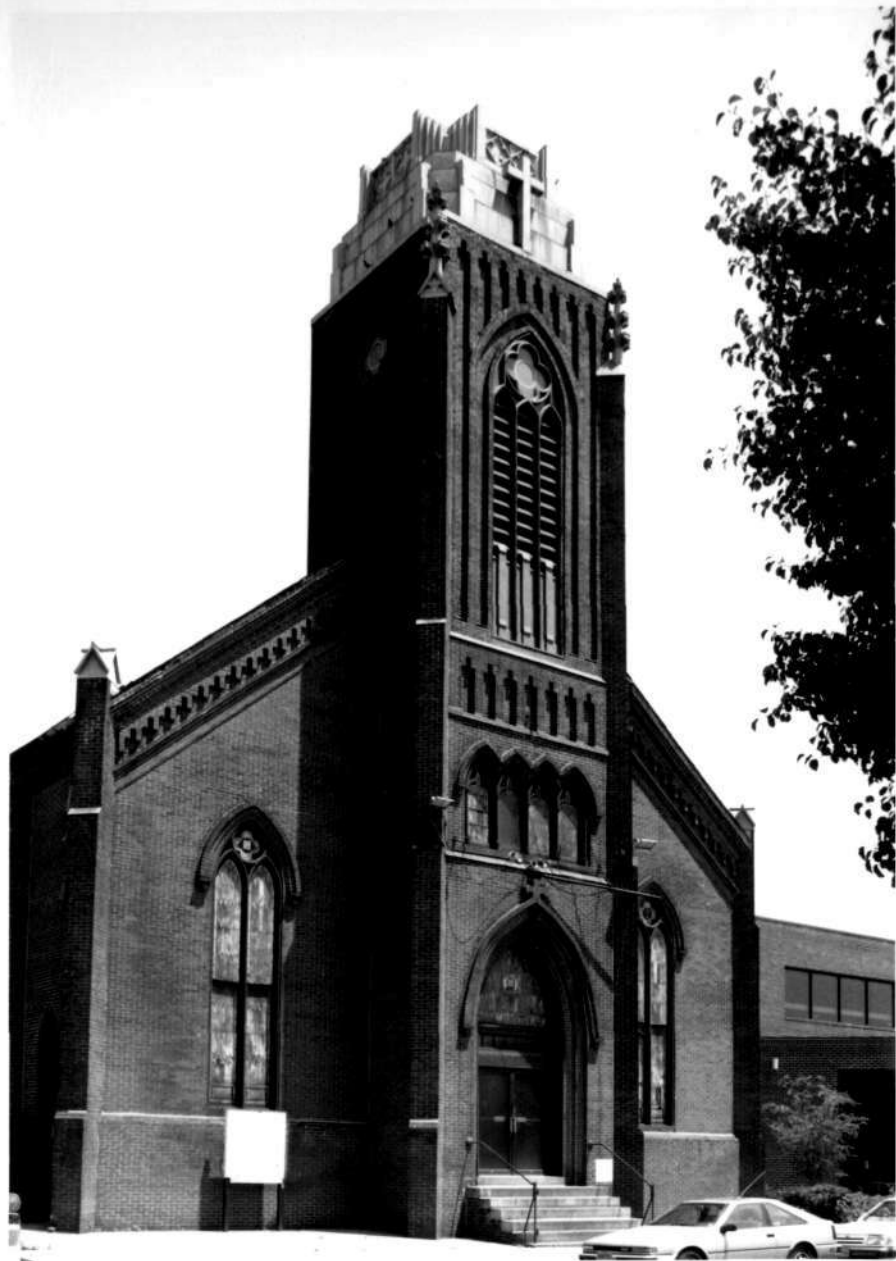
Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust  
East elevation

39/64



Immanuel German Evangelical Lutheran Church

17-25 S. Caroline St.

Washington Hill Historic District

B-4209

Baltimore (City) Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc: Maryland Historical Trust

West elevation

40/64



7-11 S Eden St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: July 1988

Neg. loc: Maryland Historical Trust

West elevation

41/64



Commonwealth Building and Loan Association

13 S. Eden St

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

West elevation

42/64



1700 Blk E. Fayette St.  
Washington Hill Historic District  
Baltimore (City), Maryland  
Photo: Kenneth M Short  
Date: June 1988

B-4209

Neg. loc: Maryland Historical Trust  
South elev. - vw. to east - District boundary to North

43/64



1403 Fairmount Ave. & 13 N. Eden St.  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
Northeast elevation

44/64



1507-1513 E. Fairmount Ave.  
Washington Hill Historic District  
Baltimore (city), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
north elevation

45/64



Jackson Square Centenary M. E. Church  
1721 E. Fairmount Ave.

Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
northwest elevation

46/64



1727-1729 E. Fairmount Ave  
Washington Hill Historic District  
Baltimore (city), Maryland

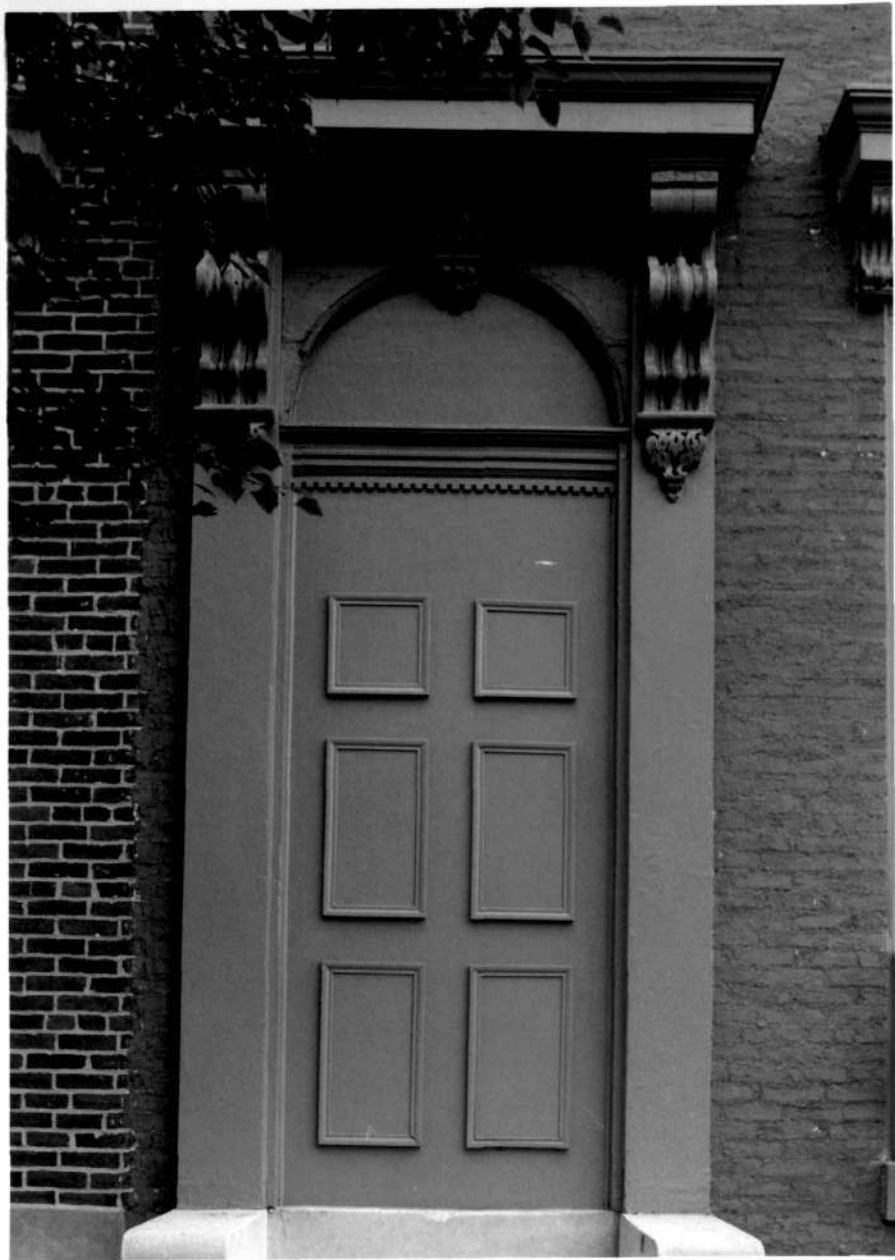
B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc: Maryland Historical Trust  
north elevation

47/64



1727 E. Fairmount Ave.

Washington Hill Historic District

Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust

North elevation- doorway

48/64



1731 E. Fairmount Ave.  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M. Short

Date: July 1988

Neg. loc: Maryland Historical Trust

North elevation-detail-iron balcony

49/64



1739-1723 E. Fairmount Ave.

Washington Hill Historic District

Baltimore (City), Maryland

B-4209

Photo: Kenneth M Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
northeast elevation

50/64



1632-1638 E. Lombard St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

South elevation

51/64



1746 E. Lombard St.

Washington Hill Historic District

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

South elevation - detail - cornice

52/64

B-4209



1810(1814) - 1828 E. Lombard St  
Washington Hill Historic District  
Baltimore (City), Maryland

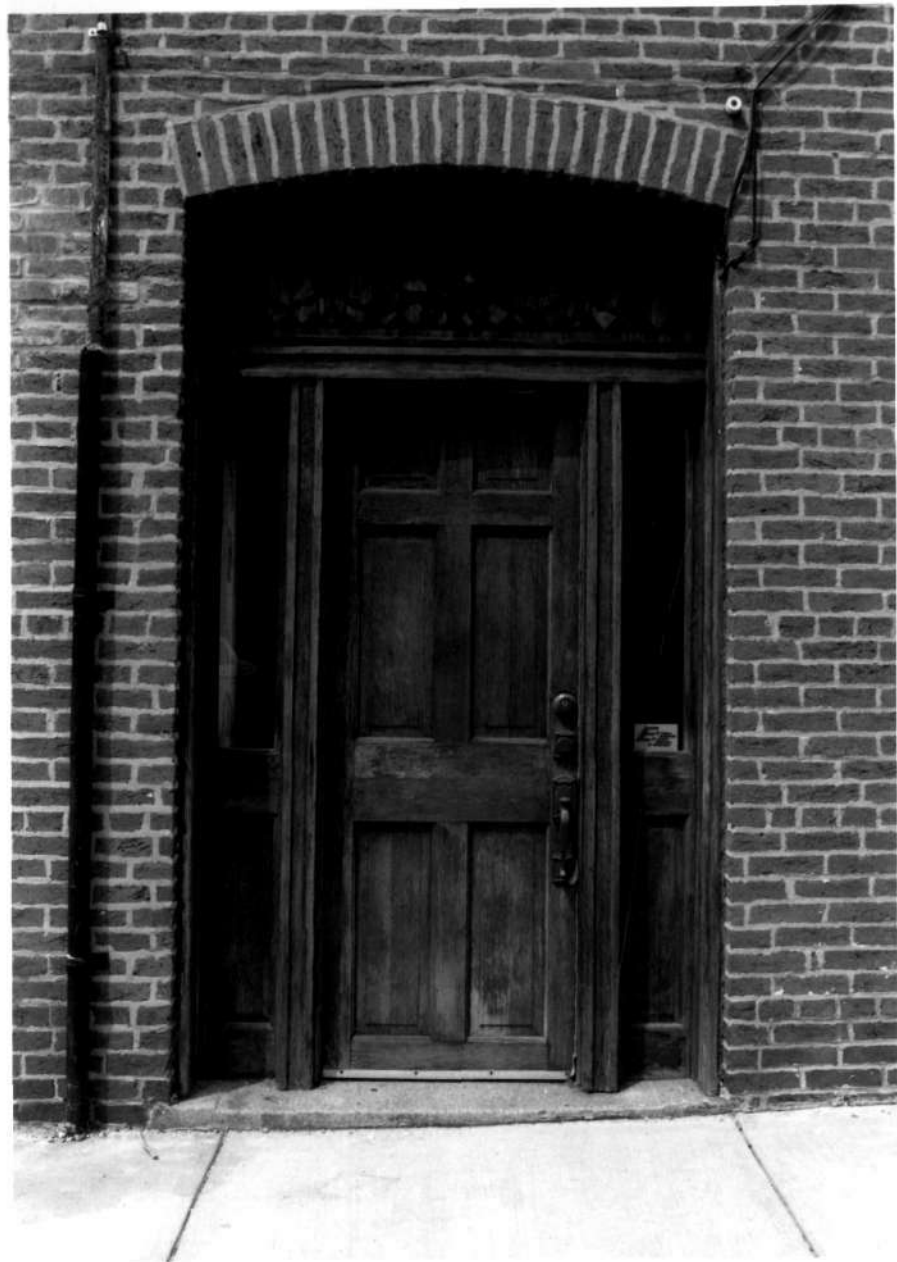
B-4209

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust  
Southeast elevation

53/64



1828 E. Lombard St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

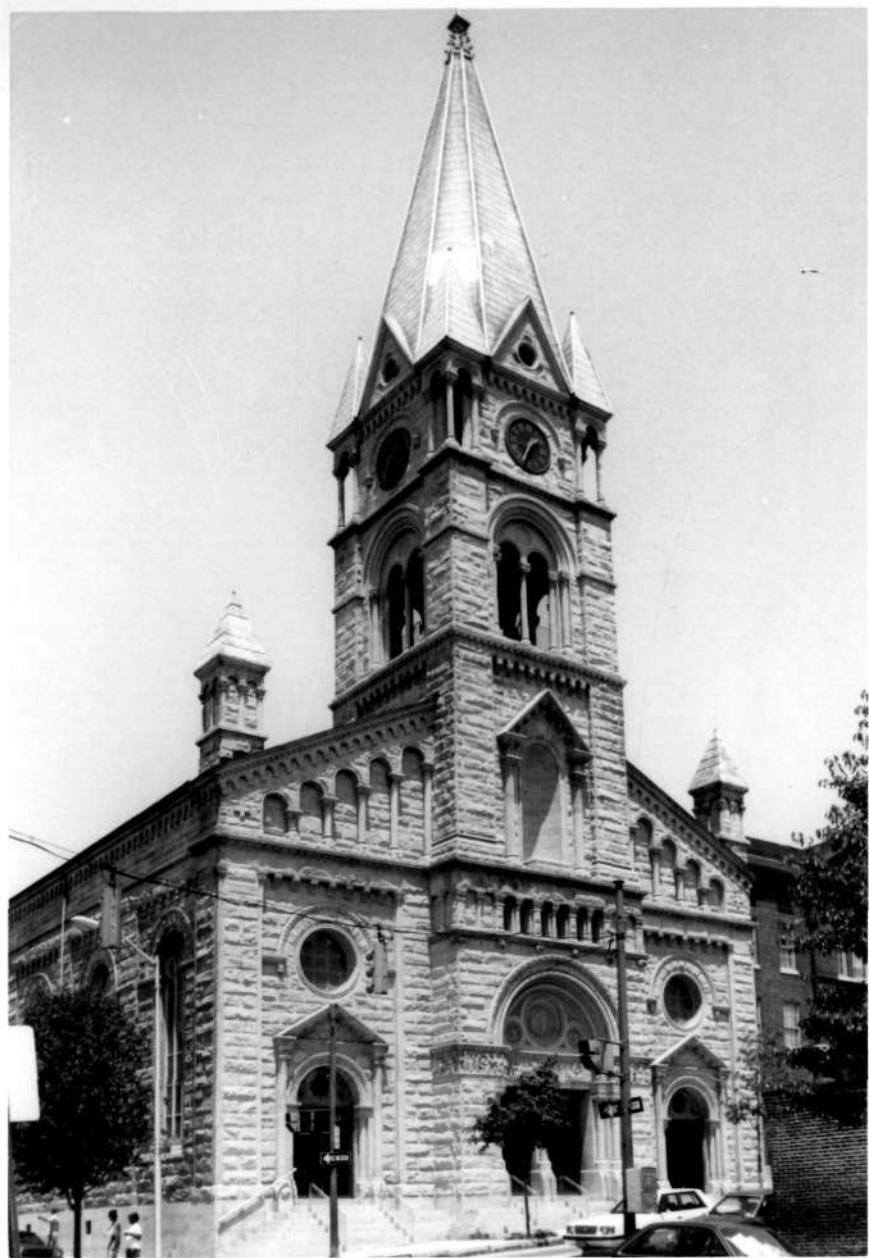
Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust

East elevation - doorway

54/64



St. Michael's Church

(B-4208)

1900 E. Lombard St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

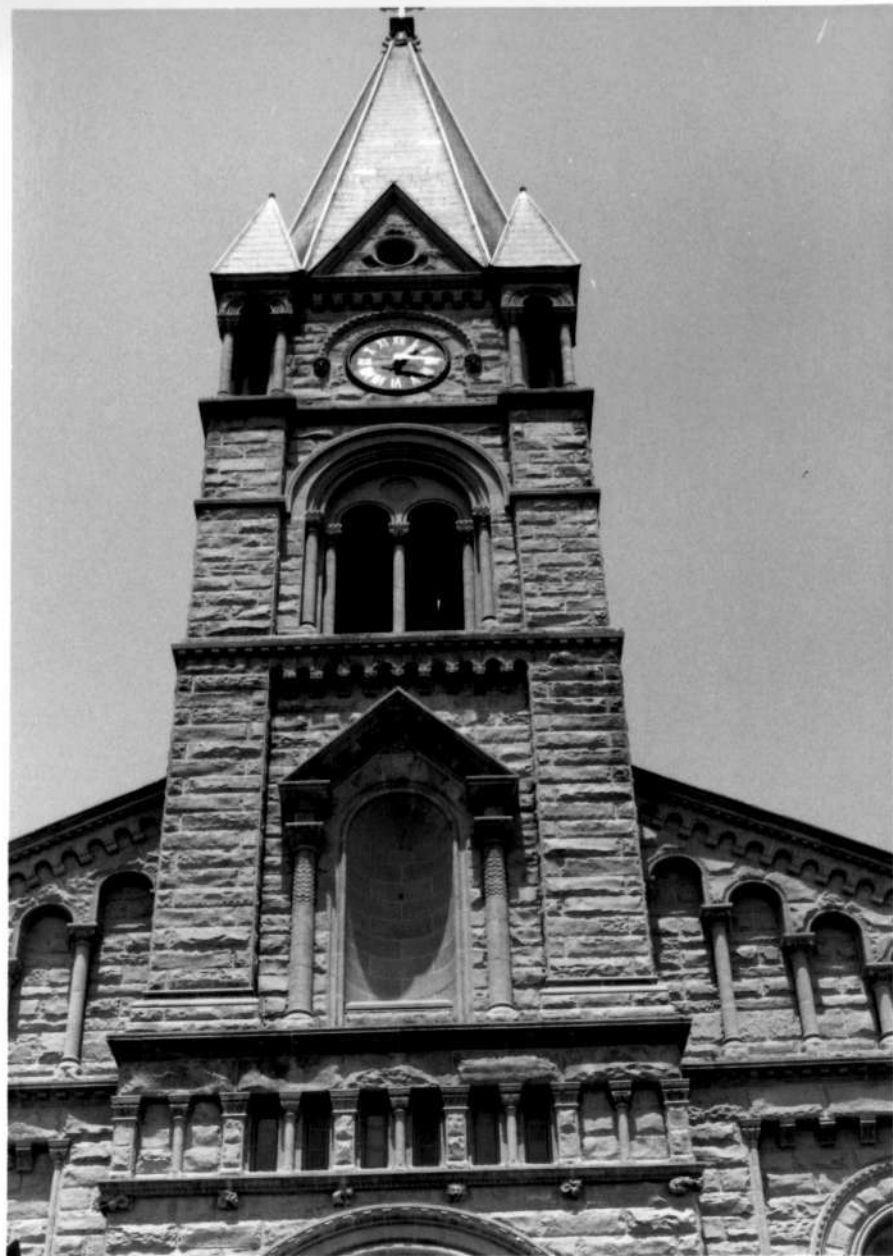
Date: June 1988

Neg. loc.: Maryland Historical Trust

Southeast elevation

55/64

THIS PHOTO  
BY KODAK



St. Michaels Church

(B-4208)

1900 E. Lombard St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

South elevation - detail - tower

56/64



St. Michaels Church

(B-4208)

1900 E. Lombard St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

South elevation - detail

57/64



St. Michael's Church

(B-4208)

1900-1920 E. Lombard St.

Washington Hill Historic District

B-4209

Baltimore (City) Maryland

Photo: Kenneth M. Short

Date: July 1988

Neg.loc.: Maryland Historical Trust

South elevation-detail-door sculpture

58/64



St. Michaels Church and Girls School

(B-4208)

1900-1920 E Lombard St

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M Short

Date: June 1988

Neg. loc.: Maryland Historical Trust

South elevation

59/64



St. Michaels Church-Hall

(B-4208)

1900-1920 E Lombard St

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

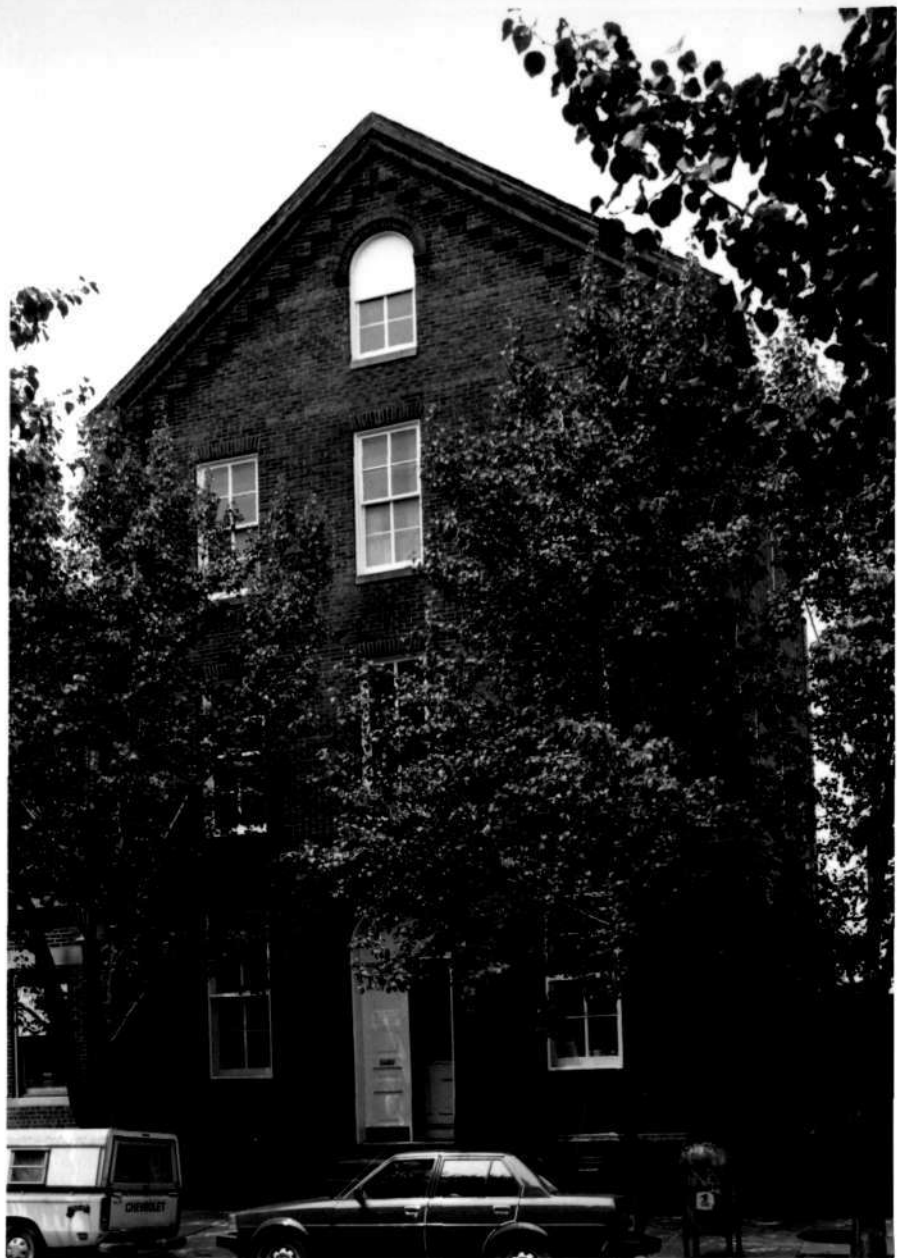
Photo: Kenneth M Short

Date: June 1988

Neg loc.: Maryland Historical Trust

north west elevation (1901 E. Baltimore St.)

60/64



St. Michael's Church - Brothers Residence (B-4208)

1900-1920 E. Lombard St.

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust

East elevation (6 S. Wolfe St.)

61/64



St. Michael's Church - Priests House

(B-4208)

1900-1920 E Lombard St

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust

west elevation - doorway (7 S. Wolfe St.)

62/64



St Michael's Church - Boys School/Wing  
1900-1920 E. Lombard St.

(B-4208)

Washington Hill Historic District

B-4209

Baltimore (City), Maryland

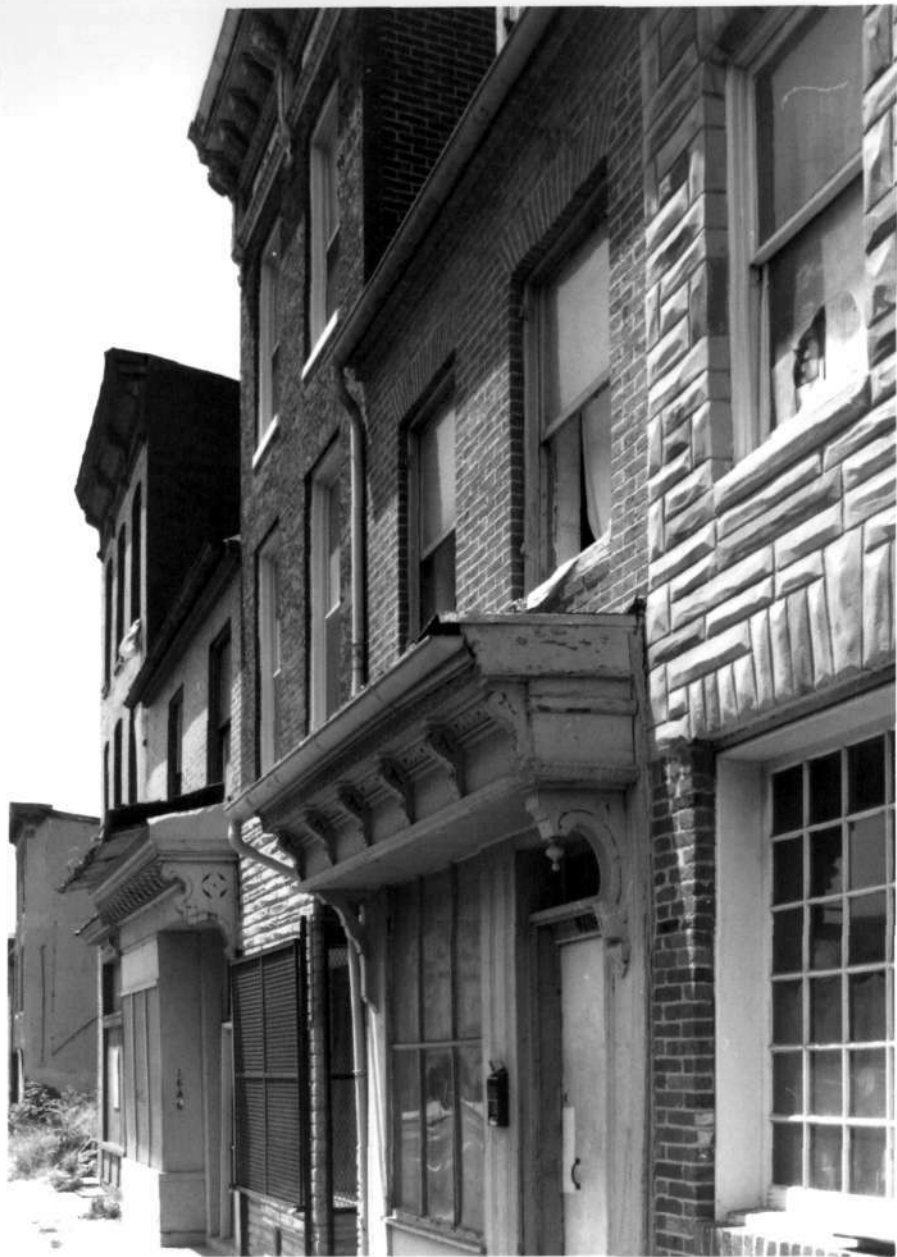
Photo: Kenneth M. Short

Date: July 1988

Neg. loc.: Maryland Historical Trust

East elevation (105 Wolfe St.)

63/64



1644-1650 E. Pratt St  
Washington Hill Historic District  
Baltimore (City), Maryland

B-4209

Photo: Kenneth M Short

Date: June 1988

Neg. loc: Maryland Historical Trust  
South elevation-detail-Storefronts

64/64